



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>12-03-13</b>	<b>AGENDA REQUEST NO:</b>	<b>V-A</b>
<b>INITIATED BY:</b>	<b>RUTH M. LOHMER, AICP, PRINCIPAL PLANNER</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PLANNING &amp; CODE SERVICES</b>
<b>PRESENTED BY:</b>	<b>RUTH M. LOHMER, AICP, PRINCIPAL PLANNER</b> <i>RL</i>	<b>DIRECTOR:</b>	<b>DOUGLAS SCHOMBURG, AICP DIR. OF PLANNING &amp; CODE SERVICES</b> <i>D.S.</i>
		<b>ADDITIONAL DIRECTOR (S):</b>	<b>N/A</b>
<b>SUBJECT / PROCEEDING:</b>	<b>GREATWOOD LAKES GENERAL LAND PLAN – AMENDMENT NO. 1 (MINOR) CONSIDERATION AND ACTION</b>		
<b>EXHIBITS:</b>	<b>STAFF REPORT, PROPOSED GREATWOOD LAKES GENERAL LAND PLAN MINOR AMEND. NO. 1, ORIGINAL GENERAL LAND PLAN (2010)</b>		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	<b>N/A</b>	<b>EXECUTIVE DIRECTOR:</b>	<b>JIM CALLAWAY</b> <i>JC</i>
<b>PURCHASING:</b>	<b>N/A</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>N/A</b>
<b>BUDGET:</b>	<b>N/A</b>	<b>CITY MANAGER:</b>	<b>ALLEN BOGARD</b> <i>Allen Bogard</i>
<b>BUDGET</b>			
<b>EXPENDITURE REQUIRED: \$</b>		<b>N/A</b>	
<b>CURRENT BUDGET: \$</b>		<b>N/A</b>	
<b>ADDITIONAL FUNDING: \$</b>		<b>N/A</b>	
<b>RECOMMENDED ACTION</b>			
Approval of Greatwood Lakes General Land Plan Minor Amendment No. 1.			

## EXECUTIVE SUMMARY

This is a Minor Amendment No. 1 for the Greatwood Lakes General Land Plan. The Greatwood Lakes General Land Plan was first approved in 2010 and this is the first proposed amendment since then. Greatwood Lakes is a 100 acre proposed development located south of Greatwood in the City's ETJ. The proposed land uses include single-family residential and open/recreation space. The General Land Plan provides a layout of land uses and streets for the development. The developer is proposing 237 single-family residential lots, which is a decrease from the original 254 proposed. The single-family lots consist of 56.8 acres and 12.4 acres are shown as open space. Access to the property will be from FM 2759 from the south and Macek Road from the west. This property will be served by Municipal Utility District No. 192.

The City classifies amendments to General Land Plans as either Major Amendments or Minor Amendments, depending on the scope of the changes being proposed. The amendment being proposed is considered a Minor Amendment because the proposed changes are not deemed to be significant to the overall Greatwood Lakes Development and does not involve major changes to circulation within the development. The primary changes proposed with the Minor Amendment is the modification of the location of the minor roadways throughout the development, the decrease in the lake (drainage) area, and the decrease in number of lots. The Planning and Zoning Commission reviewed the proposed General Land Plan on November 12, 2013. The Commission did not express any concerns regarding the Amendment but requested clarification on two items (additional label for Section Two and clarification of Lift Station adjacent to Macek Road). The Commission unanimously recommended approval. Staff also recommends approval of the Greatwood Lakes General Land Plan Minor Amendment No. 1 as attached.

CC: Geoff Freeman, [gfreeman@krga.com](mailto:gfreeman@krga.com); Kerry Gilbert, [landplan@krga.com](mailto:landplan@krga.com); Neal Heckel, [nheckel@pointeld.com](mailto:nheckel@pointeld.com)

Document No. 17356, Planning Case No. 13 60000006

## EXHIBITS

### **STAFF REPORT**

#### ***Standard of Review:***

The City of Sugar Land Subdivision Regulations lay out the standard of review and intent for General Land Plans as follows in Chapter Five, Section 5-9A of the Development Code:

“A land plan (general, master plan, concept plan) shall be submitted to the administrative officer for review by the commission and the city council, for approval of the concept, prior to or in conjunction with the submittal of any preliminary or final plat, except as noted below, for any tract of land over fifty (50) acres in size proposed for residential use or any parcel proposed for nonresidential use over thirty (30) acres. The purpose of the land plan is to allow the commission and city council to review the proposed major thoroughfare and collector street patterns, land use, environmental issues, conformance to the comprehensive plan, and the property's relationship to adjoining subdivisions or properties.”

The Subdivision Regulations are applicable in the ETJ and therefore this development is required to submit a General Plan for review and approval.

#### ***The Comprehensive Plan:***

##### ***Chapter 5, Goals, Objectives, and Strategies***

The following goals from Chapter 5 of the Comprehensive Plan for the City of Sugar Land are used to evaluate General Land Plan proposals for developments both within the City and in the

City's ETJ. While the Greatwood Lakes Development is not located within the City limits of Sugar Land, it will be annexed into the City at a later date. Therefore, in order to ensure development aligns with the Comprehensive Plan, the proposed General Land Plan Amendment was reviewed for compliance with the following Goals:

**Goal One / Safe and Beautiful City:**

Preserve and enhance a beautiful city that is clean, safe, and aesthetically pleasing; a city that will foster pride and appeal to our citizens, corporate community, and visitors.

**Goal Nine / Parks, Recreation, Leisure, and Open Space:**

Provide a park system that meets the total recreation and leisure needs of the community. Identify, protect, and preserve open spaces and critical natural areas.

**Goal Eleven / Historic Preservation:**

Preserve, protect, and enhance natural, historical, cultural, and architectural features.

**Goal Thirteen / Planning for the Future:**

Continue to refine and expand the vision of Sugar Land as a dynamic guide for the future.

The Goals of Chapter 5 of the Comprehensive Plan listed above provide the framework for decision-making. The Greatwood Lakes General Land Plan Minor Amendment No. 1 is in conformance with these goals.

***Chapter 6, Design Guidelines and Land Use Plan***

The overall design of the proposed General Land Plan supports the criteria of the revised Chapter 6 Land Use section of the Comprehensive Plan. The General Land Plan is also in overall conformance to the Land Use Plan Map. The General Land Plan land use layout combined with the major street pattern represents good planning principles including buffering between intensities of uses, as well as circulation to and from neighborhoods and commercial areas.

***Parkland Provision-***

According to the Greatwood Lakes General Land Plan, the public park land dedication requirements for this development total 2.37 acres. The Development Agreement indicates that the applicant will provide half of the required parkland in public land dedication (to the Municipal Utility District). The other half of the requirement will be satisfied through the payment of fees in lieu of public park land dedication (per Chapter 5, Sec. 5-30 (B) (2) (c) of the Sugar Land Development Code).

***Public Infrastructure (Utilities, Traffic, Drainage)***

***Utilities-***

In accordance with Chapter Five (Subdivision Regulations), public utilities will be provided through MUD No. 192. City staff reviewed overall utility service layouts with the original General Land Plan and has concurred with the overall design.

***Traffic Impact Analysis-***

Staff reviewed a Traffic Impact analysis with the original General Land Plan. The focus of the review was to compare the proposed layout of the roadways with the Thoroughfare Plan and internal studies. As with other developments the goal was to minimize the impact to existing neighborhoods, and to require developer mitigation of any negative impacts that decrease service levels below those set by ordinance. Macek Road, which serves the adjacent Velasquez Elementary (Lamar CISD), will meet collector street standards within the development (turns

into Magnolia Trail Lane). The draft Development Agreement has provisions citing that the TIA will require Magnolia Trail Lane (Macek Road in the agreement) to be improved and extended (east-west) through the tract. In addition, there is a provision for street stub-out for future connections to the east connecting Magnolia Trail Lane (Macek Road in the agreement) to the west. The specific design of these mitigating roadway improvements will occur in phases as the subdivision sections are installed in the future. These improvements are shown on the General Land Plan Amendment No. 1. Since the modifications to the General Land Plan do not affect the primary circulation through the site, a new TIA was not required as part of Amendment No. 1 review.

### **Drainage-**

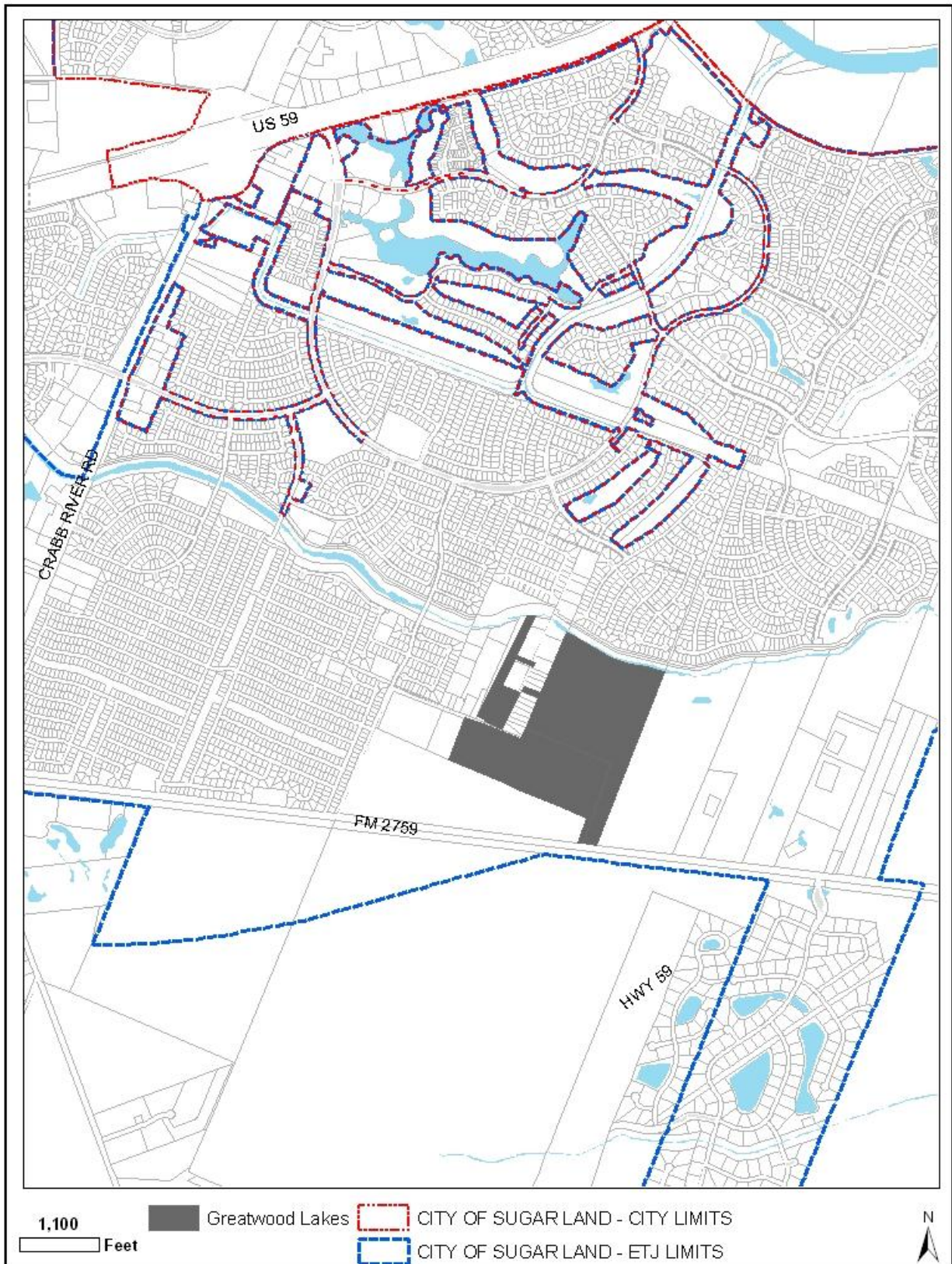
The subdivision is proposed to utilize internal detention ponds that will also serve as amenity features to the development. The Plan also contains an area to be reserved along Rabbs Bayou for future widening, should it be necessary. All Fort Bend County Drainage District criteria must be met; the Drainage District has reviewed and approved a revised drainage study for the proposed General Land Plan Amendment No. 1.

### **Land Use Comparison**

<b>Land Use</b>	<b>Original (Acres &amp; %)</b>	<b>Proposed Amend. No. 1 (Acres &amp; %)</b>
Single Family Residential	54.0	56.8
Drainage Facilities	15.4	17.5
Drainage and/or Utility Easements	2.2	0
Open Space	12.4	7.3
Circulation	16.2	18.6
Lift Station	0.1	0.1
Project Total	100.3	100.3

Note: Since overall acreage is approximately 100 acres, acreage for each land use type also represents approximate percentage of overall development. For example, Single Family Residential is 56.8 acres, and approximately 56% of the overall development.

## Vicinity Map:





KERRY R. GILBERT & ASSOCIATES, INC.

CITY OF  
- 101  
- 237  
- 830

PARK  
- Part  
- Other

**PARKLAND DEDICATION:**  
 - Park & Recreation areas = 2.6 Acres  
 - Other Landscape & Open Space areas = 4.7 Acres

PROPOSED NET DENSITY:  
- 237 lots / 75.4 Acres (SF + ROW) = 3.14 DU/Ac.

Willie Cobbin  
Residue Called 20,000 AC.  
(Exhibit "B")  
VOL. 704, PG. 1  
D.R.F.B.C.T.

Restricted Reserve "A" N Re  
Reserve Res

*Willie Cobbin*  
*idue Called 20.000 AC.*  
*(Exhibit "B")*  
VOL. 704, PG. 1  
D.R.F.B.C.T.

Greatwood Forest Section 4  
Restricted Reserve "C"  
PLAT NO. 20060276  
PRFBCT

Greatwood Bend  
Slide No. 1312A  
P.R.F.B.C.T.

Greatwood  
Stonebridge  
Section Two  
Slide No. 2065B  
P.R.F.B.C.T.

Minh C. Nguyen, et ux  
Called 63.896 Ac.  
F.B.C.C.F. No. 2002140649

*Dorothy Booth Myers  
Residue Called 681.81 Ac.  
(Second Tract)  
Vol. 510, Pg. 213  
D.R.F.B.C.T.*

THOMPSON ROAD (F.M. 2759)  
(100' R.O.W.)  
G. C. & S. F. RAILROAD  
(100' R.O.W.)

CITY OF SUGAR LAND ET AL  
CITY OF THOMPSONS ET AL

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SUGAR LAND ORDINANCES GOVERNING LAND PLATING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE ZONING ORDINANCES OF THE CITY OF SUGAR LAND. THE PLAN HAS BEEN SUBSEQUENTLY GRANTED BY THE SUGAR LAND PLANNING COMMISSION. THIS PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTS OF CONVEYANCE OF REAL PROPERTY. IT IS NOT TO BE USED AS A WARRANTY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. SILBERT AND ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, OR AGENTS, OR REPRESENTATIVES, OR ADVISORS, OR CONSULTANTS, OR IMPLIERS CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY OTHER PREMISES FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

- 1.) ALL RIGHTS- OF- WAY ARE FIFTY (50') IN WIDTH UNLESS OTHERWISE NOTED
- 2.) ALL CUL-DE-SAC RADIUS ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.

# GREATWOOD LAKES

OUT of THE  
ABNER KUYKENDALL LEAGUE SURVEY, A-48  
FORT BEND COUNTY, TEXAS

DEVELOPER:  
POINTE LAND & DEVELOPMENT, LLC.

6860 NORTH DALLAS PARKWAY  
PLANO, TEXAS 75024  
ATTN: MR. NEAL HECKEL

ENGINEER:  
**JONES & CARTER ENGINEERS**

**JONES & CARTE**  
6335 GULFTON, #100  
HOUSTON, TEXAS 77057-3333

HOUSTON  
ATTN. MR.

KERRY R. G

NOVEMBER 18, 2013  
KGA #I-310

Land Planning Consultants

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212

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### Vicinity Map

<b>[A]</b>	<b>[A]</b>
MENDEL ASKAY CALLED IN AT HQ FBI'S CT. DIVISION	ENVIRONMENTAL INDUSTRIAL SERVICES GROUP, INC. (ENVI) AT HQ, TRACT 0 FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
EDITS BY REYNOLDS OF FBI'S CT. DIVISION	ENVIRONMENTAL INDUSTRIAL SERVICES GROUP, INC. (ENVI) AT HQ, TRACT 0 FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
REYNOLDS A PERSONAL COPY CALLED IN AT HQ FBI'S CT. DIVISION	ENVI CALLED IN AT HQ, FBI'S CT. DIVISION ENVI AT HQ
<b>[A]</b>	<b>[A]</b>
ALBERTO ALVAREZ CALLED IN AT HQ FBI'S CT. DIVISION	BETTER ADVICE CALLED IN AT HQ, FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
ALBERTO ALVAREZ HERNANDEZ FBI'S CT. DIVISION	BETTER ADVICE CALLED IN AT HQ, FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
PATRICK RUSSELL HACKETT (ENVI) AT HQ, TRACT 0 FBI'S CT. DIVISION	BETTER ADVICE CALLED IN AT HQ, FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
FRANCIS W. HERNANDEZ, CUSTODIAN FBI'S CT. DIVISION	BETTER ADVICE CALLED IN AT HQ, FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
MONROE W. AL-ARMANED CALLED IN AT HQ FBI'S CT. DIVISION	MENDEL ASKAY CALLED IN AT HQ FBI'S CT. DIVISION
<b>[A]</b>	<b>[A]</b>
MONROE W. AL-ARMANED CALLED IN AT HQ FBI'S CT. DIVISION	RECORDS OF PERSONAL & NOT ENGAGED IN CONFLICTS CALLED IN AT HQ FBI'S CT. DIVISION

KERRY R. 01-

